



DEPARTMENT OF PLANNING AND BUILDING

Monthly Activity Report

October 2009

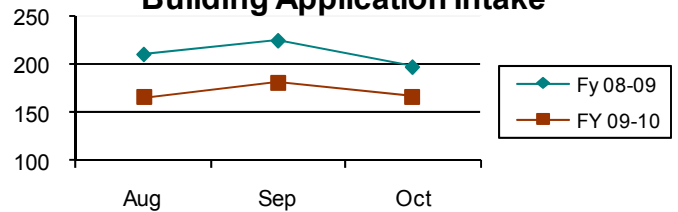
Monthly statistics at a glance

Building Permit Activity

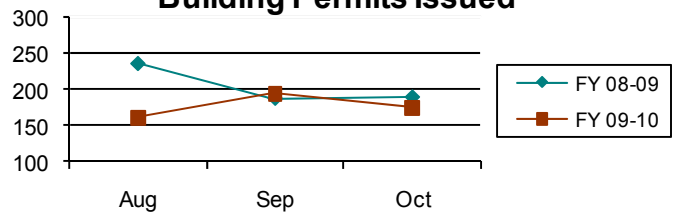
We started the 09/10 fiscal year with a small increase in the number of new applications. Permit numbers are still lower overall than in FY 07/08. This is a clear reflection of the overall housing and development market.

Although the month of August showed a steep decrease in the number of permits submitted and issued, both September and October have been flat. This may be an indication that downward trend has flattened out.

Building Application Intake



Building Permits Issued

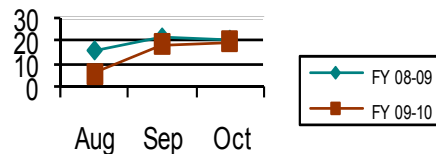


Land Use Permit Activity

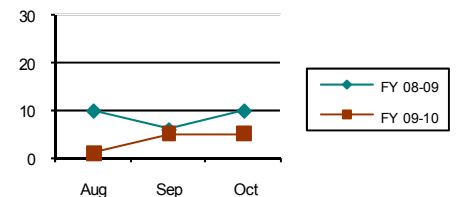
New applications for land use and land division permits are also leveling out. Land use and land division applications have seen less of a decrease than what we have seen in construction activity. Although new subdivision applications did decrease significantly in August, they have since leveled out.

Land use and land division applications are typically required prior to construction. We still believe that many applicants are getting necessary approvals to be ready to construct when the market begins to turn around.

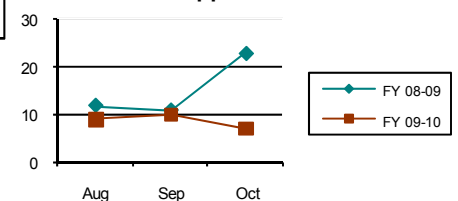
Environmental Documents Issued



Subdivision Application Intake



Land-use Application Intake



October 2009

Building Permit Activity

BUILDING PERMITS ISSUED	This Month	Same Month Last Year	F/Y 09/10 to Date	F/Y 08/09 to Date	% Increase (Decrease)
Single-Family	16	21	82 (DU*)	127 (DU)	(35%)
Multi-Family	0	1	1	4 (11 DU)	(75%)
Commercial/Public	2	6	20 (1 DUMU)	31 (0 DUMU)	(35%)
Residential Adds/Alts	53	34	142	162	(9%)
Commercial Adds/Alts	12	15	21	51	(59%)
Grading	5	5	22	28	(21%)
Demolitions	10	17	36 (-21 DU)	43 (-33 DU)	(16%)
Miscellaneous	76	91	398	414	(4%)
TOTAL PERMITS ISSUED	174	190	772	860	(24%)
ISSUED PERMIT VALUATION	This Month	Same Month Last Year	F/Y 08/09 to Date	F/Y 07/08 to Date	%Increase (Decrease)
Single-Family	3,888,749	2,779,873	21,197,075	21,528,991	(2%)
Multi-Family	0	8,168	6,063	1,624,275	(100%)
Commercial/Public	613,832	1,018,969	2,069,855	6,290,302	(67%)
Residential Adds/Alts	2,428,891	1,141,678	6,907,645	3,856,131	79%
Commercial Adds/Alts	339,042	374,493	1,664,292	1,826,141	(9%)
Demolitions	95,147	14,490	134,280	694,347	(81%)
Miscellaneous	1,704,385	4,127,306	29,604,282	12,316,237	140%
TOTAL VALUATION	9,070,046	9,464,977	61,583,492	48,136,424	28%
BUILDING APPLICATION INTAKE	This Month	Same Month Last Year	F/Y 08/09 to Date	F/Y 07/08 to Date	% Increase (Decrease)
Single-Family	18	16	60 (60 DU)	68 (0 DU)	(12%)
Multi-Family	0	0	1 (0 DU)	2 (0 DU)	(50%)
Commercial/Public	7	5	26	32 (0 DUMU)	(19%)
Residential Adds/Alts	44	36	123	169	(27%)
Commercial Adds/Alts	10	12	28	50	(44%)
Demolitions	5	13	27 (-14 DU)	47 (-32 DU)	(43%)
Grading	4	11	19	35	(46%)
Miscellaneous	79	105	400	451	(11)
TOTAL APPLICATION INTAKE	167	198	684	46	(20)%
BUILDING PERMITS FINAL	This Month	Same Month Last Year	F/Y 08/09 to Date	F/Y 07/08 to Date	% Increase (Decrease)
Single-Family	34	51	127 (DU)	128 (0 DU)	(42%)
Multi-Family	7	0	8 (54DU)	3 (0 DU)	167%
Commercial/Public	12	11	40 (0 DUMU)	38 (1 DUMU)	5%
Residential Adds/Alts	44	57	176	235	(25%)
Commercial Adds/Alts	10	15	30	55	(45%)
Demolitions	10	10	35 (19 DU)	43 (27 DU)	(19%)
Grading	7	18	41	57	(28%)
Miscellaneous	75	104	365	445	(18%)
TOTAL PERMITS FINAL	199	266	822	1,094	(25%)

October 2009

Public Contact

Client Contacts:	This Month	Same Month Last Year	F/Y 09/10 to Date	F/Y 08/09 to Date	% Increase (Decrease)
Appointments	53	44	168	134	25%
Walk-In Clients	1,265	1,207	3,652	3,706	(1%)
Letters, Emails, Etc	361	389	1,038	1,152	(10%)
Pre-Application Meetings	7	9	16	25	(36%)
Public Information Phone Calls Returned	497	699	1,737	2,050	(15%)

Website Public Information Services

Average Website Hits Per Day:	This Month	Same Month Last Year	F/Y 09/10 to Date	F/Y 08/09 to Date	% Increase (Decrease)
GIS Inter-Active Website	91	130	98	131	(25%)

Building Workload

Building Activity:	This Month	Same Month Last Year	F/Y 09/10 to Date	F/Y 08/09 to Date	% Increase (Decrease)
Number of Inspection Stops	1,066	1,544	3,359	4,849	(31%)
Number of Plan Checks Completed	456	403	1,340	1,440	(7%)
Automated Inspection Scheduling	756	1,109	2,307	3,411	(32%)
Average Processing Time	4 weeks	5 weeks	4 weeks	5 weeks	(20%)
Fast Track to First Review	8 days	10 days	10 days	13 days	18%

October 2009

Environmental Documents Summary

	This Month	Same Month Last Year	F/Y 09/10 to Date	F/Y 08/09 to Date	% Increase (Decrease)
Private Projects:					
Negative Declarations/Mitigated Negative Declarations	7	13	18	26	(31%)
Exemptions (Categorical and General Rule)	11	9	16	30	(47%)
County Projects:					
Negative Declarations/Mitigated Negative Declarations	1	0	1	2	(50%)
Exemptions (Categorical and General Rule)	0	0	0	0	0%
EIR's in process	31	32	31	28	9%

Appeals Received

	This Month	Same Month Last Year	F/& 09/10 to Date	F/Y 08/09 to Date	% Increase (Decrease)
Negative Declaration	0	0	0	7	(100%)
Planning Commission Decisions	0	1	16	3	433%
Subdivision Review Board Decisions	0	0	1	0	100%
Hearing Officer Decisions (PDH)	0	1	1	4	(75%)

Code Enforcement Case Summary

	This Month	Same Month Last Year	F/Y 09/10 to Date	F/Y 08/09 to Date	% Increase (Decrease)
Cases Initiated	57	57	155	193	(20%)
Cases Closed	44	36	130	112	16%
Average Time to Resolve	139	218	139	218	(36%)
% of Proactive Cases	55%	67%	56%	60%	(7%)
Vehicles Towed	4	2	11	12	(8%)
Vehicle Inspections	12	14	33	26	27%
Notice of Violation	17	8	36	28	29%

October 2009

Planning Application Submittals

New Applications Submitted:	This Month	Same Month Last Year	F/Y 09/10 to Date	F/Y 08/09 to Date	% Increase (Decrease)
Ag Preserves	0	0	21	0	700%
General Plan/Ordinance Amendments	0	0	0	2	(100%)
LAFCo Referrals	0	0	0	0	0%
Conditional Use Permits/Development Plans	2	5	6	13	(54%)
Minor Use Permits	4	16	18	41	(56%)
Variances	0	1	1	1	0%
Site Plans	1	1	4	3	33%
Curb, Gutter & Sidewalk Waivers	0	0	1	1	0%
Grading Permits (for Environmental Review)	2	2	11	11	0%
Tract Maps	0	0	0	0	0%
Tract Maps/Conditional Use Permits/Development Plans	0	1	0	3	(100%)
Parcel Maps	0	1	2	6	(67%)
Parcel Maps/Conditional Use Permits/Development Plans	0	0	1	0	(100%)
Receiving Site/Map	0	1	0	1	(100%)
Lot Line Adjustment	1	1	3	4	(25%)
Road Exception Request	0	0	0	1	(100%)
Public Lots	0	0	0	1	(100%)
Certificates of Compliance/Conditional Certs	0	0	1	5	(80%)
Voluntary Mergers	4	6	7	15	(53%)
Road Naming	0	0	2	4	(50%)
Road Abandonment	0	0	0	0	0%
TOTAL NEW APPLICATIONS	14	37	79	112	(29%)

October 2009

Planning Public Hearings Appearance Summary

	This Month	Same Month Last Year	F/Y 09/10 to Date	F/Y 08/09 to Date	% Increase (Decrease)
Board of Supervisors — Total	12	20	48	56	(14%)
General Plan/Ordinance Amendments	0	4	4	15	(73%)
Agricultural Preserves	7	6	7	6	17%
Appeals	2	5	13	11	18%
Other Items	0	1	8	11	(27%)
Consent Items	3	4	16	13	23%
Planning Commission — Total	18	26	44	58	(24%)
Conditional Use Permit/Dev Plans	1	4	4	16	(75%)
Minor Use Permits	0	0	0	0	0%
Variances	0	1	1	1	0%
Tract Maps	1	2	2	10	(80%)
General Plan/Ordinance Amendments	3	2	14	4	250%
Appeal	0	2	0	2	(100%)
Consent Items (time ext, GP conformity re- ports, AG Preserves)	13	16	23	25	(8%)
Subdivision Review Board — Total	5	3	16	23	(30%)
Parcel Maps	2	1	9	6	50%
Lot Line Adjustments—Coastal	1	1	3	4	(25%)
Conditional Certificates	1	0	1	1	0%
Consent Items (time ext, public lots)	1	1	3	12	(75%)
Planning Department Hearings — Total	20	6	55	44	25%
Minor Use Permits:					
Residential Single Family	2	2	8	5	60%
Residential Additions	2	1	9	13	(31%)
Residential Multi Family	1	0	1	0	100%
Commercial/Industrial/Office	1	0	1	0	100%
Miscellaneous	11	3	27	15	80%
Road Names	0	0	0	0	0%
Lot Line Adjustments—Inland	3	0	6	11	(45%)
Appeal of Admin Fine	0	0	0	0	0%
Airport Land Use Commission — Total	0	0	5	7	(29%)
Projects Reviews	0	0	5	7	(29%)
TOTAL ALL PROJECTS	55	55	168	188	(11%)